



THOMAS  
MERRIFIELD  
SALES LETTINGS

78b Kingston Road  
Walton Manor, Oxford, OX2 6RJ

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A one bedroom garden flat in this attractive Victorian four storey house located on Kingston Road in the Walton Manor area of North Oxford approximately ½ mile north of popular Jericho.

- One bedroom flat in attractive period building
- Own front door to hallway
- Cloakroom
- Living/dining room with bay window
- Kitchen with contemporary fitted units
- Double bedroom with doors to the garden
- En-suite bathroom with shower over bath
- 38ft west-facing, private rear garden
- Lease: 999 years. Maintenance costs shared ad-hoc
- Council Tax Band: B. EPC Rating: D

A very well-designed one bedroom flat recently decorated and renovated with it's own private entrance and direct access to a gated and walled rear garden backing onto the Oxford canal. The flat is presented in good order with a contemporary fitted galley kitchen, en-suite bathroom, gas-fired central heating and double-glazed windows and doors. There is a spacious double bedroom with doors opening onto the garden and patio, a living/dining room with a tall window in the bay and permit parking available for £80 pa. According to Ofcom, Standard and Superfast broadband is available and mobile coverage is likely with certain providers. Cost of maintenance has been shared with other owners on an ad-hoc basis further details on request.

**Guide Price £350,000 Leasehold**

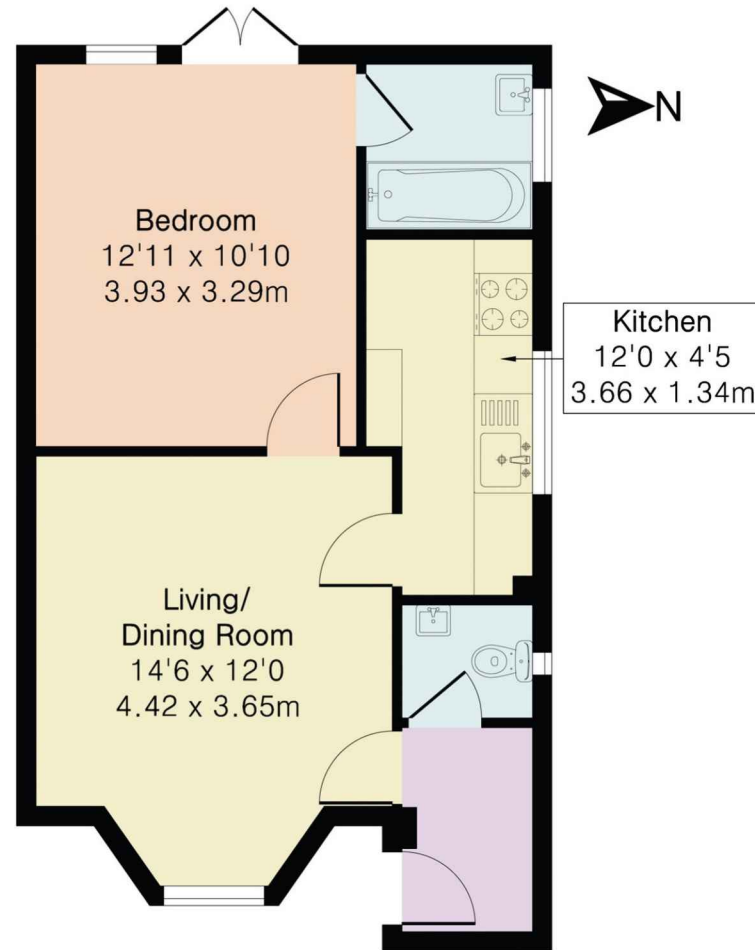




The property is located within the highly regarded area of Walton Manor, just a short walk into Jericho and within 0.75 miles of the city centre. Oxford University. Nearby Walton Street provides a thriving community with a number of cafes, bars and restaurants as well a cinema and a number of independent shops. The property is also within walking distance of 300 acre Port Meadow on which there are pleasant walks along the River Thames. Oxford city centre provides a wide range of shops and services, cultural venues such as galleries, theatres and museums and a regular direct access to London with a fast 50 minute service from Oxford station to London Paddington.



Approximate Gross Internal Area 474 sq ft - 44 sq m



Ground Floor



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